

STAFF REPORT

March 20, 2002

PROPOSAL: LAFCO 01-27 – Calleguas Municipal Water District Annexation – Spears-Teitelbaum

PURPOSE: Annexation of two lots to the Calleguas Municipal Water District in order to provide water service for commercial development in the City of Oxnard.

PROPONENT: Calleguas Municipal Water District, by resolution

SIZE: **Parcel A:** Approximately 2.74 acres
Parcel B: Approximately 2.09 acres

LOCATION: **Parcel A:** The site is located on the northwest corner of Candelaria Road and Eastman Avenue, in the City of Oxnard.

Parcel B: The site is located north of Eastman Avenue, approximately 300 feet west of Candelaria Road, in the City of Oxnard.

ASSESSOR'S **Parcel A:** 216-0-194-165
PARCELS: **Parcel B:** 216-0-194-105

NOTICE: This matter has been noticed as prescribed by law.

RECOMMENDATION:

Adopt the attached resolution (LAFCO 01-27, Parcel A and Parcel B) making determinations and approving the Calleguas Municipal Water District Annexation - Spears-Teitelbaum.

COMMISSIONERS AND STAFF:

COUNTY:
Steve Bennett, Vice Chair
Kathy Long
Judy Mikels, Alternate

CITY:
Linda Parks
John Zaragoza
Evaristo Barajas, Alternate

PUBLIC:
Louis Cunningham
Kenneth M. Hess, Alternate

SPECIAL DISTRICT:
John Rush., Chair
Jack Curtis
Dick Richardson,
Alternate

EXECUTIVE OFFICER:
Everett Millais

PLANNER III:
Hollie Brunsky

CLERK:
Debbie Schubert

LEGAL COUNSEL:
Noel Klebaum

GENERAL ANALYSIS:

1 Land Use:

A. Site Information

	Existing	Proposed
Zone District Classification	City: M-1 (Manufacturing)	City: No Change
General Plan Designation-	City: Light Industrial	City: No Change
Use of Proposal Area	Parcel A: Vacant Parcel B: Existing Industrial	Parcel A: No Change/ No development proposal at this time. Parcel B: No Change

B. Surrounding Land Uses and Zoning and General Plan Designations

	Zone District Classification	General Plan Designation	Existing Use
North	M-1	Light Industrial	Industrial/Commercial
South	M-1	Light Industrial	Industrial/Commercial
East	M-1	Light Industrial	Industrial/Commercial
West	M-1	Light Industrial	Industrial/Commercial

C. Topography, Natural Features and Drainage:

The site is relatively flat and no grading is proposed at this time for Parcel A. Parcel B is already developed. There are no watercourses or natural features on site. The site will have on and off site drainage controls to minimize run-off potential when developed.

D. Conformity with Plans

At this time, there is no proposed development for Parcel A. Parcel B is presently occupied by a portion of an industrial building that extends over two other lots to the west. The building was permitted despite the fact that one of three lots (Parcel B) was never annexed to CMWD. This annexation approval brings the lot into compliance.

The proposal area is within the CMWD's sphere of influence and within the City of Oxnard.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

The proposal area is not considered to be prime agricultural land as defined in Government Code Section 56064. The site is not under a Williamson Land Conservation Act contract.

The proposal area is wholly within the City of Oxnard. The proposal area is surrounded by urbanized development and the nearest parcels used for agriculture are approximately one mile to the east. The proposal for water service will have no significant adverse effects on any adjacent agricultural lands.

3. Population:

Parcel A is currently vacant, and Parcel B has no residential use on the property. Consequently, both sites are considered uninhabited as there no voters in the proposal area.

4. Services and Controls – Need, Cost, Adequacy and Availability:

Parcel A: At this time there are no development proposals for the parcel. However, after annexation approval, the District has indicated that its services can be extended immediately upon any development of the site. CMWD will supply water through existing infrastructure. The developer will pay for initial construction costs. On-going maintenance and operational costs will be financed by water sales to the City of Oxnard and other general revenues of CMWD.

Parcel B: The structures on this parcel are already receiving water from CMWD, however it was never annexed to the District.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

A map sufficient for filing with the State Board of Equalization has been received from the proponent.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal areas are presently within tax rate area 03196 (\$1.196471). Upon completion of this annexation the area will be assigned to a new tax rate area. The total assessed value per the 2001-2002 tax roll is as follows:

Parcel A:	APN: 216-0-194-165	\$ 445,000
Parcel B	APN: 216-0-194-105	\$1,110,483

7. Environmental Impact of the Proposal:

Parcel A: The Calleguas Municipal Water District is the lead agency for this proposal. The District has prepared and certified a Negative Declaration (ND) pursuant to Section 15070 of the State CEQA Guidelines for Parcel A. The ND documents the District's findings that there are no significantly adverse unavoidable impacts associated with the proposal.

Parcel B: The Calleguas Municipal Water District is the lead agency for this proposal. The District has prepared a Notice of Exemption pursuant to Section 15319(a) which exempts annexations of parcels with existing structures.

8. Landowner and Annexing Agency Consent:

The property owners involved in this proposal have given their written consent to annex and the consent is filed with LAFCO. CMWD has requested the waiver of conducting authority proceedings.

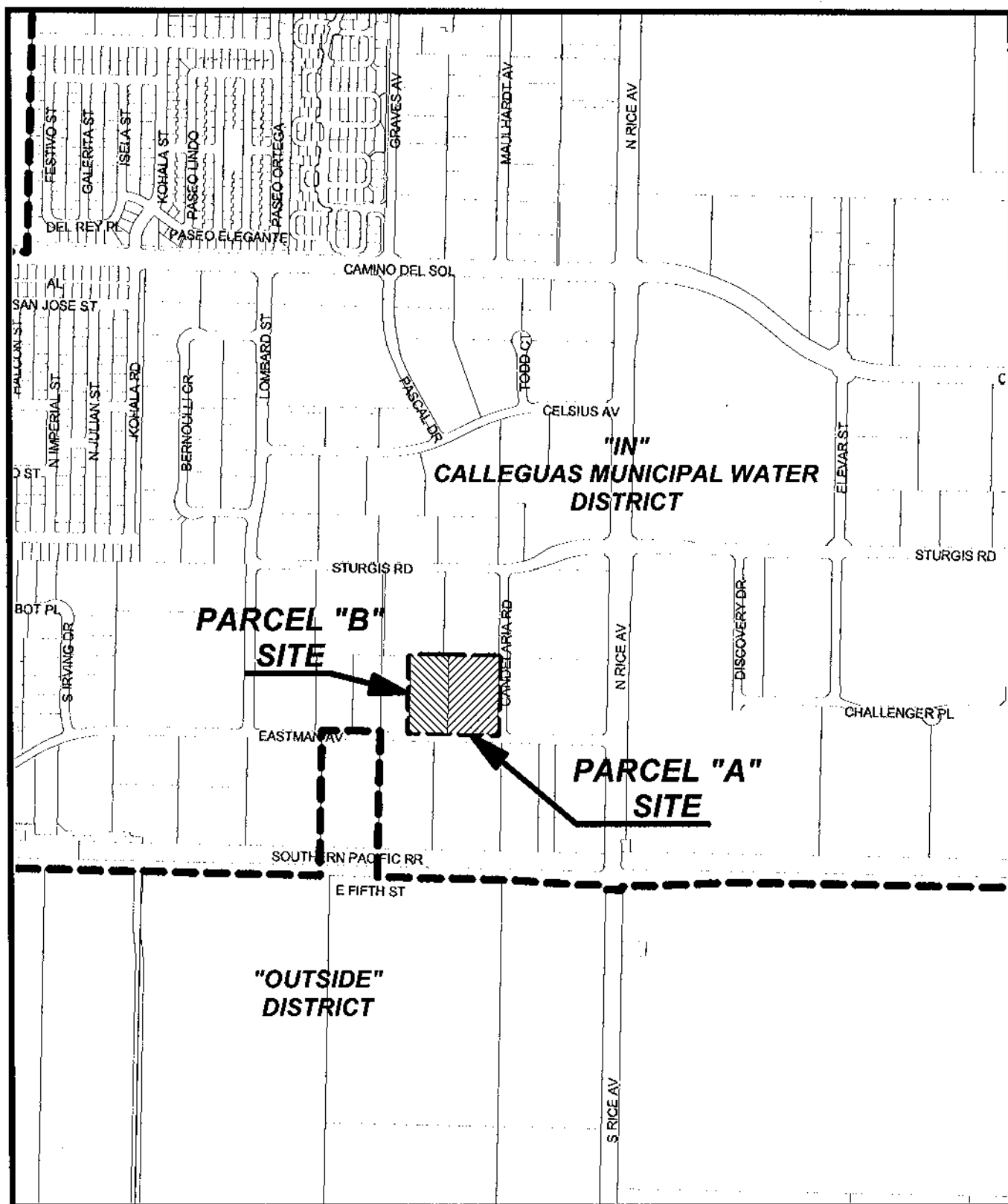
ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue one or both of the proposals should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this application, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, Planner III

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) 01-27 Resolution with Exhibit A (Parcels A and B)



Legend

----- Calleguas Municipal Water District Boundary



Proposed Annexation

LAFCO 01-27

VICINITY MAP

CALLEGUAS MUNICIPAL WATER DISTRICT
ANNEXATION - SPEAR-TEITELBAUM/ANNEX. NO. 75

Prepared By: PWA-WRED-County Surveyor - 10/8/01

1" = 500"

LAFCO 01-27

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING LAFCO 01-27 (PARCEL A AND
PARCEL B) - CALLEGUAS MUNICIPAL WATER
DISTRICT ANNEXATION – SPEARS-TEITELBAUM**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on March 20, 2002; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to the Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated March 20, 2002 is adopted.
- (2) Said annexation as set forth in Exhibit A and attached hereto is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following short form designation:
**LAFCO 01-27 (PARCEL A AND PARCEL B) - CALLEGUAS
MUNICIPAL WATER DISTRICT ANNEXATION – SPEARS-
TEITELBAUM**

- (5) The boundaries of the affected territory are found to be definite and certain as approved.
- (6) **For Parcel A:**
 - (a) The Commission has reviewed and considered the information contained in the Negative Declaration and makes a specific determination that the proposal has no significant adverse unavoidable impacts associated with the proposal and finds the proposal to be in accordance with Section 15070 of the California Environmental Quality Act Guidelines.
 - (b) The Commission directs Staff to file a Notice of Determination in the same manner as a lead agency under Section 15094.
- (7) **For Parcel B:**
 - (a) The Commission has reviewed and considered the lead agency's determination that the proposal is categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines, annexations for areas containing existing facilities, and concurs with the lead agency's determination that the proposal is categorically exempt under Section 15319(a).
 - (b) The Commission directs Staff to file a Notice of Exemption in the same manner as a lead agency under Section 15094.
- (8) The proposal is subject to the following terms and conditions:
 - (a) **For Parcel A:**
This annexation shall not be recorded until and unless Calleguas Municipal Water District provides the Executive Officer with a certified copy of a resolution by Calleguas Municipal Water District accepting the terms and conditions of Metropolitan Water District of Southern California and directing the annexation of the proposal area depicted on Exhibit A.
 - (b) **For Parcel B:**
This annexation shall not be recorded until and unless Calleguas Municipal Water District provides the Executive Officer with a certified copy of a resolution by Calleguas Municipal Water District accepting the terms and conditions of Metropolitan Water District of Southern California and directing the annexation of the proposal area depicted on Exhibit A.

- (9) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of conducting authority proceedings. [Government Code Section 56663].

This resolution was passed and adopted on March 20, 2002.

AYES:

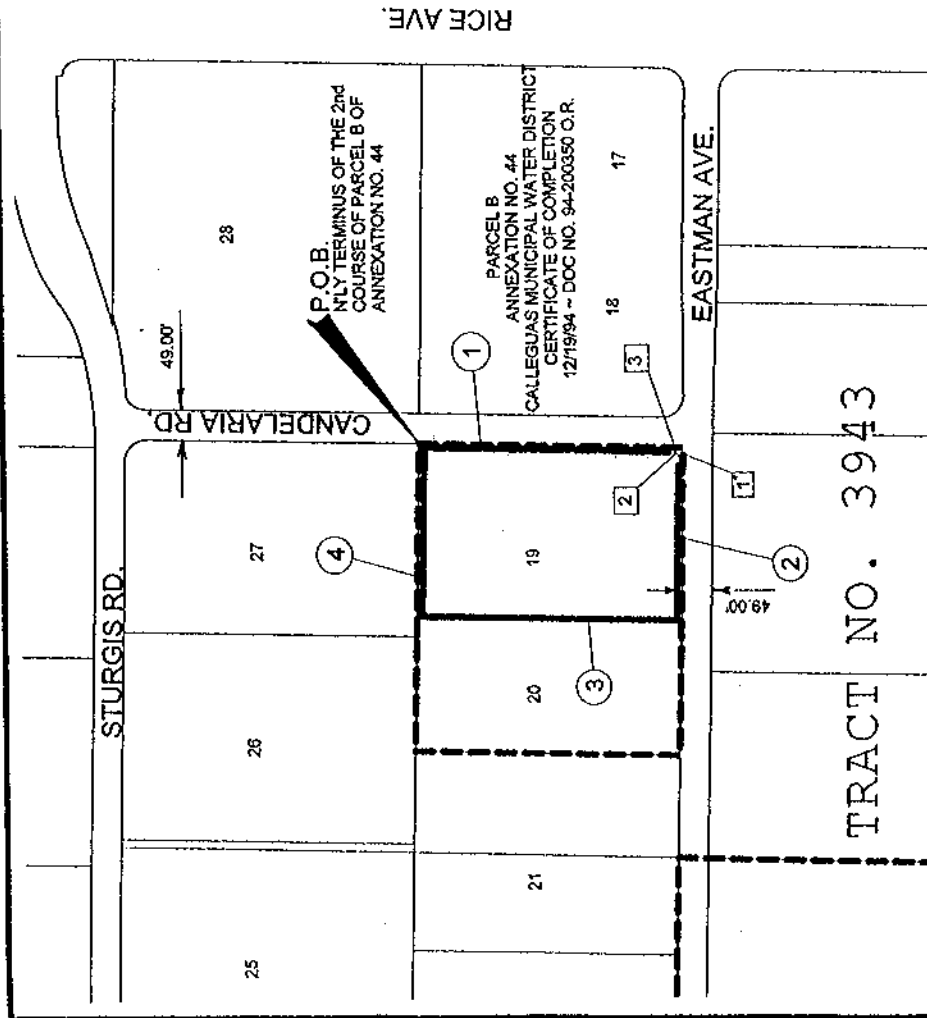
NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: Calleguas Municipal Water District
Assessor
Auditor-Controller
Elections
Surveyor

01-27



Annexation Courses

- 1st - S 00°01'32" E 428.19'
- 2nd - S 89°58'28" W 278.81'
- 3rd - N 00°01'32" W 428.19'
- 4th - N 89°58'28" E 278.81'

2.741 Acres

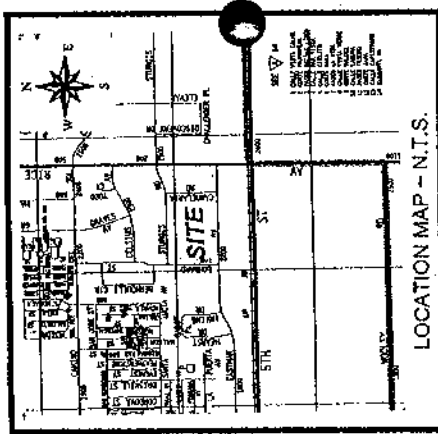
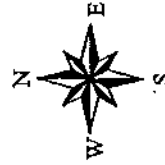
Road Area Courses

- 1st - S 89°58'28" W 34.50'
- 2nd - R = 34.50'; L = 54.19'; D = 90°00'00"
- 3rd - S 00°01'32" E 34.50'

0.006 Acre

2.741 Acres - Gross Area
 -0.006 Acre - Road Area
 2.735 Acres - Net Area

RICE AVE.



LOCATION MAP - N.T.S.

Prepared By
Z & M Consulting
 2146 Mendrill Avenue
 Ventura, CA 93003-7013
 (805) 647-8928

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
 SPEARS - TEITELBAUM
 PARCEL A
 (ANNEXATION NO. 75)**



Existing Calleguas Municipal Water District Boundary
 Proposed Annexation Boundary

That portion of Lot 19, Tract No. 3943, in the City of Oxnard, County of Ventura, State of California, said Lot 19 is shown on the map recorded in the office of the County Recorder of said County in Book 108, Pages 49-58 of Miscellaneous Records.

June 9, 2001

Sheet 1 of 1

Alan Angel Pawlins
 6/9/2001

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
SPEARS – TEITELBAUM**

**PARCEL A
(ANNEXATION NO. 75)**

01-27"

That portion of Lot 19, Tract No. 3943, in the City of Oxnard, County of Ventura, State of California, said Lot 19 is shown on the map recorded in the office of the County Recorder of said County in Book 108, Pages 49-58 of Miscellaneous Records, described as follows:

Beginning at a point in the north line of said Lot 19, said point also being the northerly terminus of the 2nd course of Parcel B of Annexation No. 44 to the Calleguas Municipal Water District, said Parcel B is described in the Certificate of Completion recorded on December 19, 1994 in the office of said County Recorder as Document No. 94-200350 of Official Records; thence, along the existing boundary of said district by the following two courses:

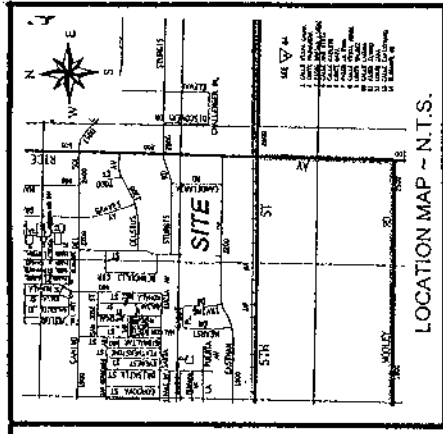
- 1st - South 00°01'32" East 428.19 feet to the south line of said Lot 19; thence, along the boundary of said Lot 19 by the following three courses:
- 2nd - South 89°58'28" West 278.81 feet; thence, leaving said existing district boundary,
- 3rd - North 00°01'32" West 428.19 feet to the existing boundary of said district; thence, along said existing district boundary,
- 4th - North 89°58'28" East 278.81 feet to the point of beginning.

2.741 Acres – Gross Area
-0.006 Acre – Road Area
2.735 Acres – Net Area



Alan Azell Rawlins
6/9/2001

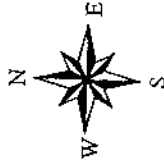
01-27



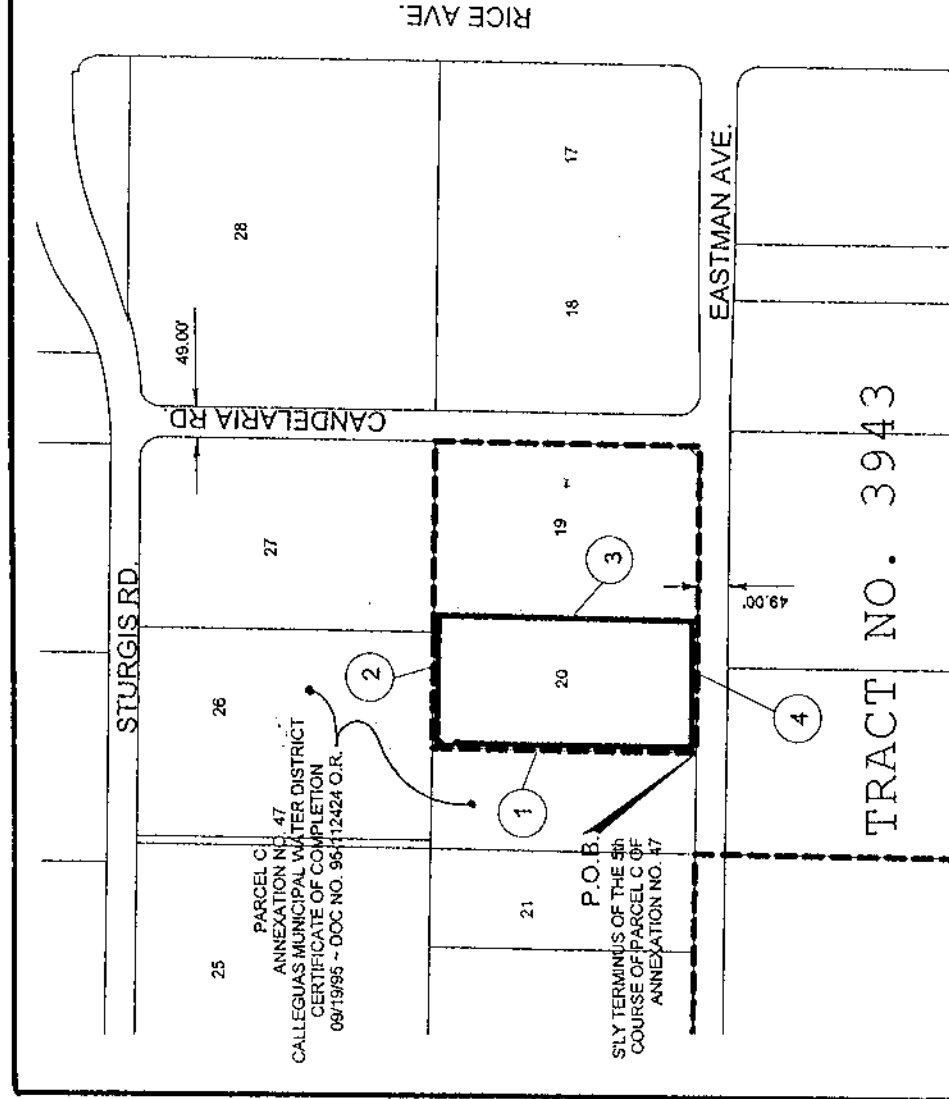
Annexation Courses

- 1st - N 00°01'32" W 428.19'
- 2nd - N 89°58'28" E 212.70'
- 3rd - S 00°01'32" E 428.19'
- 4th - S 89°58'28" W 212.70'

2.091 Acres



Prepared By
Z & M Consulting
2746 Mandrill Avenue
Ventura, CA 93003-7013
(805) 647-8928



TRACT NO. 3943



Alan Agell Rawlins
6/19/2001

Existing Calleguas Municipal Water District Boundary
Proposed Annexation Boundary

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
SPEARS - TEITELBAUM
PARCEL B
(ANNEXATION NO. 75)

All of Lot 20, Tract No. 3943, in the City of Oxnard, County of Ventura, State of California, said Lot 20 is shown on the map recorded in the office of the County Recorder of said County in Book 108, Pages 49-58 of Miscellaneous Records.

June 9, 2001

Sheet 1 of 1

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
SPEARS – TEITELBAUM
PARCEL B
(ANNEXATION NO. 75)**

01-27

All of Lot 20, Tract No. 3943, in the City of Oxnard, County of Ventura, State of California, said Lot 20 is shown on the map recorded in the office of the County Recorder of said County in Book 108, Pages 49-58 of Miscellaneous Records, described as follows:

Beginning at a point in the southwest corner of said Lot 20, said point also being the southerly terminus of the 5th course of Parcel C of Annexation No. 47 to the Calleguas Municipal Water District, said Parcel C is described in the Certificate of Completion recorded on September 19, 1995 in the office of said County Recorder as Document No. 95-112424 of Official Records; thence, along the existing boundary of said district by the following two courses and along the existing boundary of said Lot 20 by the following two courses:

- 1st - North 00°01'32" West 428.19 feet; thence,
- 2nd - North 89°58'28" East 212.70 feet; thence, leaving said existing district boundary,
- 3rd - South 00°01'32" East 428.19 feet to the existing boundary of said district; thence, along said existing district boundary,
- 4th - South 89°58'28" West 212.70 feet to the point of beginning and containing 2.091 acres.



Alan Azell Rawlins
6/9/2001